



9 Beech Close, Baldersby, Thirsk, YO7 4QB

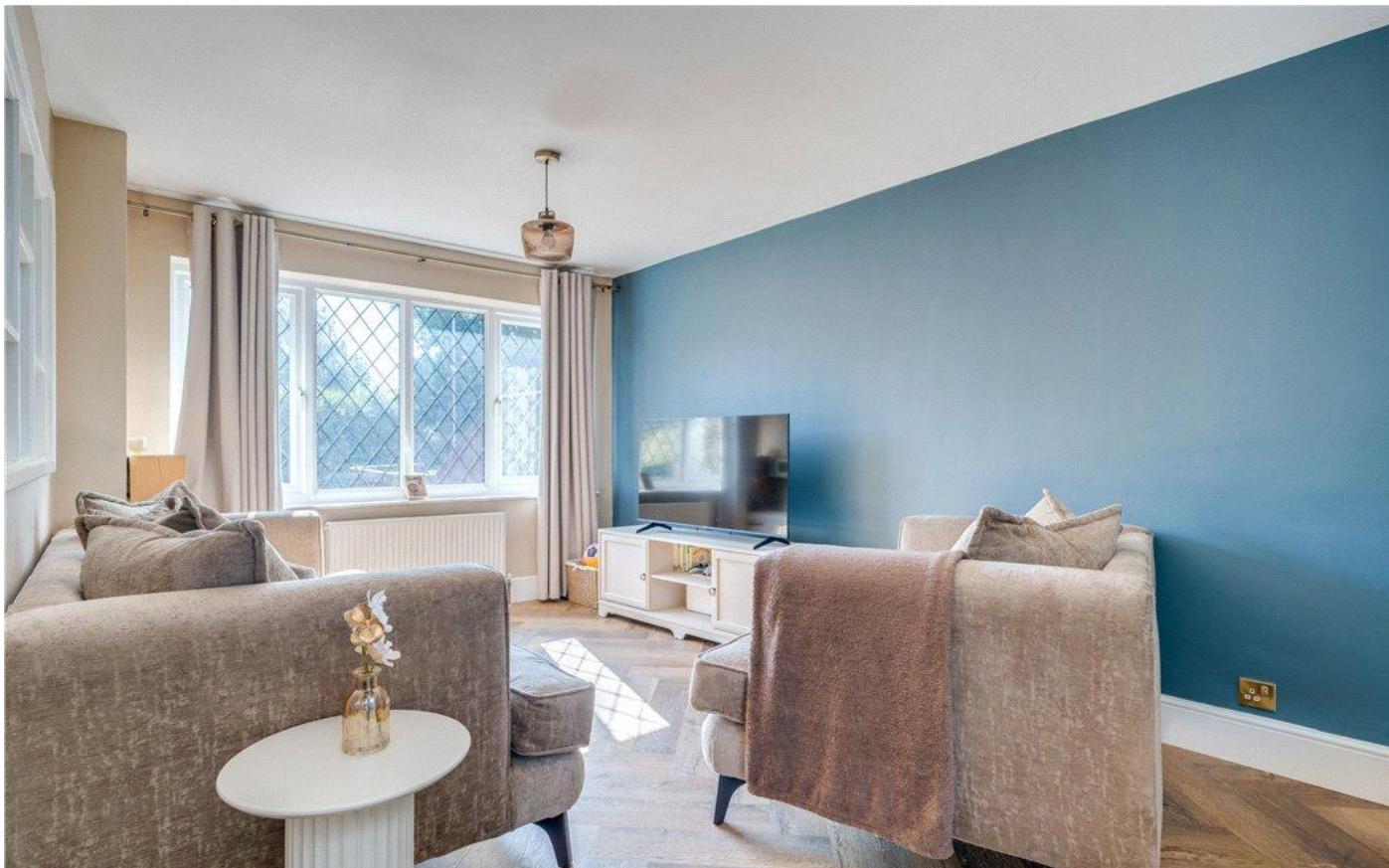
A Stylish and Deceptively Spacious Three-Bedroom Home in the Heart of Baldersby. Beautifully presented throughout and ready to move straight into, this deceptively spacious three-bedroom mid-terrace property offers modern interiors, generous living accommodation and a superb, enclosed garden, making it an ideal home for first-time buyers, growing families or those looking to downsize without compromise.

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9 Beech Close, Baldersby, Thirsk, North Yorkshire, YO7 4QB

Guide Price: £250,000

- Beautifully presented, deceptively spacious three-bedroom mid-terrace home
- Contemporary lounge diner and stylish modern kitchen with French doors to the garden
- Two double bedrooms, a generous single bedroom and modern bathroom
- Enclosed rear garden with patio and lawn, ideal for entertaining and family



General remarks

Stepping inside, a welcoming entrance hall leads into a wonderfully light and airy lounge diner, beautifully finished in a contemporary style and offering an inviting space for both relaxing and entertaining. The modern kitchen is equally impressive, featuring an excellent range of stylish cabinetry, quality work surfaces and a bright, practical layout. French doors seamlessly connect the kitchen to the rear garden, creating the perfect space for indoor-outdoor living during the warmer months.

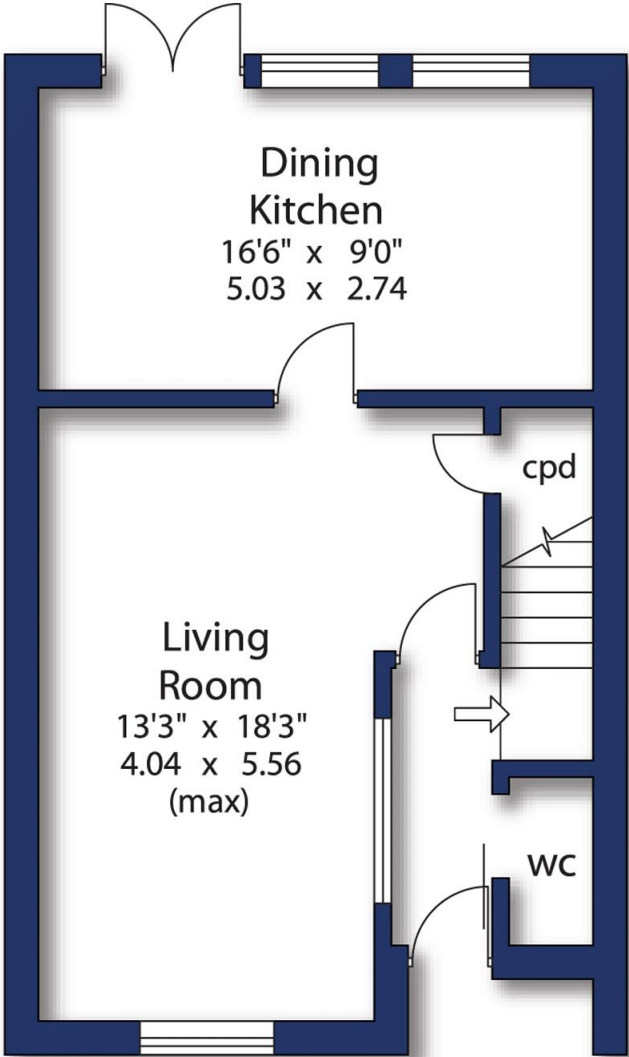
The first floor offers two generous double bedrooms alongside a well-proportioned single bedroom, providing flexible accommodation for families, guests or those working from home. Completing the accommodation is a stylish contemporary bathroom with a bath, complemented

by a separate WC for added convenience.

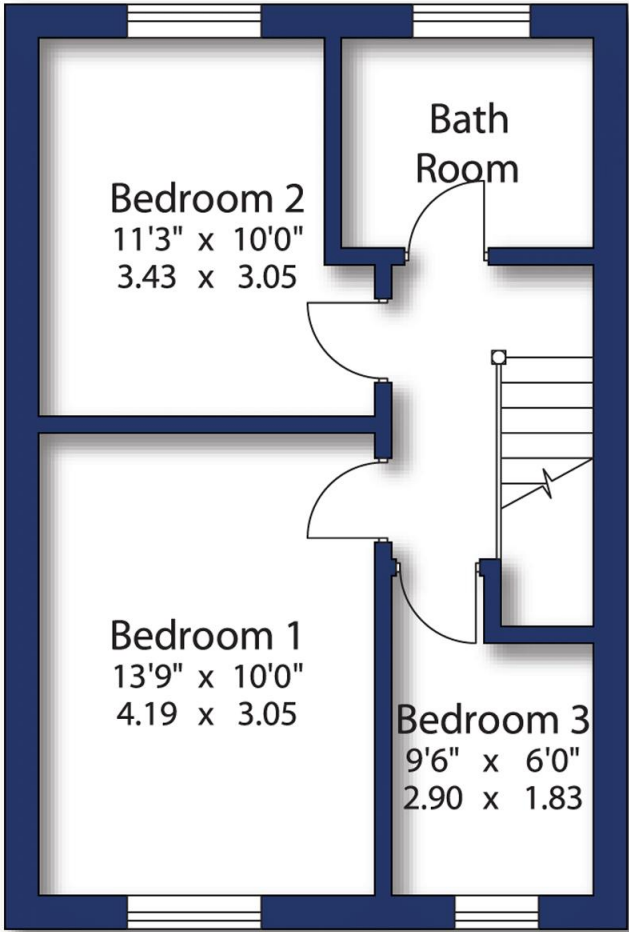
Externally, the property continues to impress with a smart block-paved and gravelled driveway providing off-road parking to the front. To the rear, the enclosed garden has been thoughtfully designed with a patio seating area and a lawn, offering an ideal setting for entertaining, children to play or simply enjoying the outdoors.

Situated in the sought-after village of Baldersby, close to Thirsk and with excellent transport links across North Yorkshire, this beautifully maintained home offers the perfect combination of village living and modern convenience. Presented to an exceptional standard throughout, this truly is a turnkey property ready for its next owners to enjoy.

Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage. Domestic heating is Calor gas.
- Off road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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